

**DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)**

Former Redevelopment Agency:	<u>Hemet Redevelopment Agency</u>						
Successor Agency to the Former Redevelopment Agency:	<u>City of Hemet</u>						
Entity Assuming the Housing Functions of the former Redevelopment Agency:	<u>Hemet Housing Authority</u>						
Entity Assuming the Housing Functions Contact Name:	<u>John Jansons</u>	Title	<u>Community Investment Director</u>	Phone	<u>(951) 765-2308</u>	E-Mail Address	<u><a href="mailto:jjansons@cityofhemet.org">jjansons@cityofhemet.org</a></u>
Entity Assuming the Housing Functions Contact Name:	<u>John Jansons</u>	Title	<u>Community Investment Director</u>	Phone	<u>(951) 765-2308</u>	E-Mail Address	<u><a href="mailto:jjansons@cityofhemet.org">jjansons@cityofhemet.org</a></u>

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.  
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input checked="" type="checkbox"/>
Exhibit B- Personal Property	<input type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input checked="" type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input type="checkbox"/>
Exhibit F- Rents	<input type="checkbox"/>
Exhibit G - Deferrals	<input type="checkbox"/>

Prepared By:	<u><b>John Jansons</b></u>
Date Prepared:	<u>7/30/2012</u>

**City of Hemet (Hemet Housing Authority)**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Multi-Family Housing	670 Mobley Lane APN 443-090-028	\$170,000	.21 acres	.21 acres	NO	N/A	1/10/2012	YES	NO	NO	Nov 2009	NO
2	Multi-Family Housing	503 Mobley Lane APN 443-090-036	\$183,000	.25 acres	.25 acres	NO	N/A	1/10/2012	YES	NO	NO	Jan 2010	NO
3	Multi-Family Housing	527 Mobley Lane APN 443-090-035	\$183,000	.24 acres	.24 acres	NO	N/A	1/10/2012	YES	NO	NO	Jan 2010	NO
4	Multi-Family Housing	550 Mobley Lane APN 443-090-023	\$165,000	.23 acres	.23 acres	NO	N/A	1/10/2012	YES	NO	NO	Feb 2010	NO
5	Multi-Family Housing	647 Mobley Lane APN 443-090-030	\$183,000	.23 acres	.23 acres	NO	N/A	1/10/2012	YES	NO	NO	Mar 2010	NO
6	Multi-Family Housing	551 Mobley Lane APN 443-090-034	\$225,000	.24 acres	.24 acres	NO	N/A	1/10/2012	YES	NO	NO	Mar 2010	NO
7	Multi-Family Housing	622 Mobley Lane APN 443-090-026	\$165,000	approx .24 acres	approx .24 acres	NO	N/A	1/10/2012	YES	NO	NO	Nov 2010	NO
8	Multi-Family Housing	623 Mobley Lane APN 443-090-031	\$210,000	approx .24 acres	approx .24 acres	NO	N/A	1/10/2012	YES	NO	NO	Feb 2011	NO
9	Vacant Land for Afford. Housing Removed Blighted Structure	140 S Carmalita APN 443-283-009	Acquired by Quit Claim Deed in 1998 Current BPO: \$5000	approx .15 acres	approx .15 acres	NO	N/A	1/10/2012	Unknown	Unknown	Unknown	May-98	NO
10	Vacant Land for Afford. Housing Removed Blighted Structure	148 S Carmalita APN 443-283-010	Current BPO: \$5,000 Paid \$16,500 in 1976 (Footnote "C")	approx .15 acres	approx .15 acres	NO	N/A	1/10/2012	Unknown	Unknown	Unknown	Nov-76	NO
11	Vacant Land for Afford. Housing Removed Blighted Structure	150 S Carmalita APN 443-283-011	Current BPO: \$5,000 Paid \$51,000 in 1979 (Footnote "D")	approx .14 acres	approx .14 acres	NO	N/A	1/10/2012	Unknown	Unknown	Unknown	Nov-79	NO

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Footnote "C": Acquired with structure which was later demolished to eliminate blight and assemble parcels

Footnote "D": Acquired with structure which was later demolished to eliminate blight and assemble parcels

BPO: Broker's Price Opinion-July 2012.

City of Hemet  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
1	Misc office supplies, files and file cabinets	Misc office supplies, files and file cabinets	\$0.00 these are expendables	10-Jan-12	Unknown	Unknown	Unknown	Unknown
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Hemet (Hemet Housing Authority)  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Senior Apartments	7/14/2009	Sahure Senior Villa, Inc	\$321,894 balance of loan agreement	Yes	Loan Agreement	Sahure Senior Villa, Inc	\$1,678,106	\$0	\$0	Jul-09
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

**City of Hemet (Hemet Housing Authority)**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	\$240,000	June 2003	Crestwood Owners Association	Preserve supply of low & mod income homes	Yes	June 2008 (Forgivable)	6%	\$240,000
2	Loan	\$189,000	January 2006	Ability First	Housing for persons with very low income and disabilities	Yes	January 2061 (Forgivable)	0%	\$189,000
3	Loan	\$400,000	May 2006	Habibi Terrace	Senior Apartments	Yes	May 2061 (Forgivable)	3%	\$400,000
4	Loan	\$1,678,106	July 2009	Sahure Senior Villas	Senior Apartments	Yes	July 2064	3%	\$1,678,106
5	Loan	\$500,000	November 2010	Village Meadows	Assist Acqu./Rehab affordable apartments	Yes	November 2065	0% if paid at end of term, then highest interest rate permitted by law, or 10% per annum, whichever is lower	\$500,000
6	Loan	\$28,600	September 2010	Rodriguez, Guillermo	Down Payment assistance	Yes	45 years from date of loan	0% unless default, then 7%	\$28,600
7	Loan	\$30,000	November 2010	Maltby, James	Down Payment assistance	Yes	45 years from date of loan	0% unless default, then 7%	\$30,000
8	Loan	\$30,000	December 2010	Esparza-Chum, Karen	Down Payment assistance	Yes	45 years from date of loan	0% unless default, then 7%	\$30,000
9	Loan	\$30,000	January 2011	Vongvaen, Dewin	Down Payment assistance	Yes	45 years from date of loan	0% unless default, then 7%	\$30,000
10	Loan	\$30,000	April 2011	Gonzalez, Gabriel	Down Payment assistance	Yes	45 years from date of loan	0% unless default, then 7%	\$30,000
11	Loan	\$30,000	April 2011	Morris, Rhonda	Down Payment assistance	Yes	45 years from date of loan	0% unless default, then 7%	\$30,000

[illegible]

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
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